

IN RE: PETITIONS FOR VARIANCE AND  
SPECIAL HEARING

W/S Greenspring Avenue, 550' N  
centerline of Hidden Glen Drive  
8th Election District  
3rd Councilmanic District  
(12020 Greenspring Avenue)

\*

BEFORE THE

\*

DEPUTY ZONING COMMISSIONER

\*

OF BALTIMORE COUNTY

\*

CASE NO. 02-306-SPHA

The Chestnut Ridge Volunteer Fire Co.  
Petitioners

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed for property located at 12020 Greenspring Avenue, which is the home of The Chestnut Ridge Volunteer Fire Co. The Petitioners are requesting special hearing relief to amend the following prior cases: 77-104-ASPH, 87-177-XSPHA and 3988-X. In addition, variance relief is requested to allow a side yard setback of 20.5 ft. in lieu of the required 50 ft. and a front yard setback of 89 ft. to the center of the road in lieu of the required 100 ft.

Appearing at the hearing on behalf of the variance requests were Stephen Burdette, Dan Uddeme, Harry Kakel, Lee Barnstein, all appearing on behalf of the fire company, Bruce Doak, appearing on behalf of Gerhold, Cross & Etzel, the land surveyors who prepared the site plan of the property and C. William Clark, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 2.5 acres, more or less, split-zoned R.C.4 and R.C.5. The subject property is currently improved with an existing 1-story building which houses the Chestnut Ridge Volunteer Fire Company. The fire company is in need of expanding their building in order to accommodate an additional piece of fire equipment, as well as to provide overnight

ORDER RECORDED FOR FILE  
DATE 3/20/02  
BY R. J. [Signature]

accommodations to the volunteer firefighters and additional office space. The improvements to be made to the fire company are more particularly shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. The elevation of the improvements to be made are shown on the elevation drawings submitted into evidence as Petitioner's Exhibit No. 2. In order to move forward with their plans to expand, the variance request as well as the special hearing is necessary.

It should be noted that the Petitioners are expanding to the side of their existing building in lieu of the rear, in order to leave the area behind the fire company unobstructed so that the State Police medivac helicopter can continue to land on their property. The area behind the fire hall is an excellent location for this medivac helicopter to land, given there are no obstructions around the property. Therefore, the Petitioners wish to expand their building to the side as opposed to the rear, to allow this vital service to continue.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

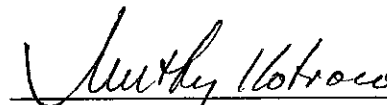
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance and special hearing requests are not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land, due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30<sup>th</sup> day of March, 2002, that the Petitioner's Request for Variance from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 20.5 ft. in lieu of the required 50 ft. and a front yard setback of 89 ft. to the center of the road in lieu of the required 100 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioner's Request for Special Hearing relief from Section 500.7 of the B.C.Z.R., to amend prior cases 77-104-ASPH, 87-177-XSPHA and 3988-X, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

RECEIVED  
3/20/02  
R. Johnson  
TMK:raj



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 20, 2002

C. William Clark, Esquire  
Nolan, Plumhoff & Williams, Chartered  
502 Washington Avenue  
Towson, Maryland 21204

Re: Petitions for Variance & Special Hearing  
Case No. 02-306-SPHA  
Property: 12020 Greenspring Avenue

Dear Mr. Clark:

Enclosed please find the decision rendered in the above-captioned case. The petitions for variance and special hearing have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Copies to:

Bruce E. Doak  
Gerhold, Cross & Etzel  
320 E. Towsontown Boulevard  
Towson, MD 21286

Mr. Stephen Burdette  
7500 Harford Road  
Baltimore, MD 21234

Mr. Dan Uddeme  
Mr. Lee Barnstein  
12020 Greenspring Avenue  
Owings Mills, MD 21117

Mr. Harry Kakel  
12006 Boxer Hill Road  
Cockeysville, MD 21030



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12020 Greenspring Avenue

which is presently zoned R.C. 4 & R.C. 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) EW

1A03.4.B.2 to allow a side yard setback of 20.5, feet, in lieu of the required 50 feet and a front yard setback of 89 feet, to the center of the road in lieu of therequired 100 feet. EW

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at the hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

C. William Clark, Esquire

Name - Type or Print

Signature

Nolan, Plumbhoff & Williams, Chartered

Company

563 Washington Avenue

(410) 823-7800

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

## Legal Owner(s):

The Chestnut Ridge Volunteer Fire Co  
Name - Type or Print

Signature

✓ RICK YAFFE  
Name - Type or Print

Signature

12020 Greenspring Ave (410) 887-7781  
Address Telephone No.

Dwight Mills MD 21117  
City State Zip Code

## Representative to be Contacted:

Brian Dietz

Gerhold, Cross & Etzel, Ltd.

Name

410

320 E. Towsontown Blvd.

823-4470

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

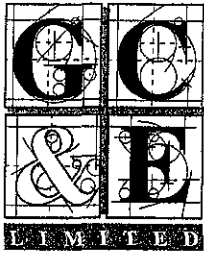
UNAVAILABLE FOR HEARING

Reviewed By BR

Date 1/31/02

REU 9/15/98

ORDER RECEIVED FOR FILING  
Date 3/20/02  
BY [Signature]



# Gerhold, Cross & Etzel, Ltd.

*Registered Professional Land Surveyors • Established 1906*

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • [www.gcelimited.com](http://www.gcelimited.com)

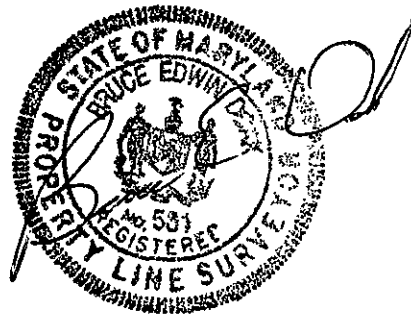
August 7, 2001

**ZONING DESCRIPTION  
PROPERTY OF THE CHESTNUT  
RIDGE VOLUNTEER FIRE COMPANY  
Fourth Election District  
Baltimore County, Maryland**

Beginning at a point on the west side of Greenspring Avenue (40 feet wide) 1,125.00, more or less, southeasterly of the centerline of Ridge Road, thence binding on said west side of Greenspring Avenue, (1) South 23 degrees 04 minutes 30 seconds East 210.00 feet, thence leaving said Greenspring Avenue and running the three following courses and distances, viz: (2) South 59 degrees 50 minutes 30 seconds West 522.56 feet, (3) North 23 degrees 04 minutes 30 seconds West 210.00 feet, and (4) North 59 degrees 50 minutes 30 seconds East 522.56 feet to the point of beginning;

Containing 2.500 Acres of land, more or less.

**Note:** This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 07821

DATE 1/27/02 ACCOUNT R001-006-6150

AMOUNT \$ 500.00

RECEIVED FROM: The Chestnut Ridge Volunteer Fire Co.

FOR: Special Hearing & Variances

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 306

PAID RECEIPT

PAYMENT	ACTUAL	TIME
1/23/2002	1/23/2002	11:05:14
REC WSO4	CASHIER DIAZ DMD	DRWED 2
RECEIPT # 172456		DFLN
Dett 5 500 ZONING VERIFICATION		
CP NO. 007031	Recpt Tot	500.00
	500.00 CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION



**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-306-SPHA  
12020 Greenspring Avenue  
W/S Greenspring Avenue, 650' N  
centerline Hidden Glen Drive  
8th Election District  
3rd Councilmanic District  
Legal Owner(s): Rick Yaffe  
**Variance:** to allow a side  
yard setback of 20.5 feet  
average, in lieu of the re-  
quired average 50 feet and a  
front yard setback of 89 feet  
average, to the center of the  
road in lieu of the required  
100 feet. **Special Hearing:**  
to amend the prior special  
hearing 87-177-XSPHA.  
**Hearing: Tuesday, March 19,**  
**2002 at 11:00 a.m. in Room**  
**407, County Courts Building,**  
**401 Bosley Avenue.**

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please Contact the Zoning  
Commissioner's Office at  
(410) 887-4386.

(2) For information con-  
cerning the File and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.

JT/3/608 Mar. 5 C524056

**CERTIFICATE OF PUBLICATION**

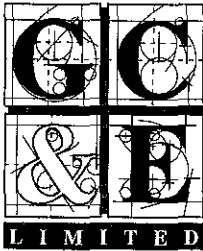
3/7/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the following weekly newspaper published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on 3/5/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING



# Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

## CERTIFICATE OF POSTING

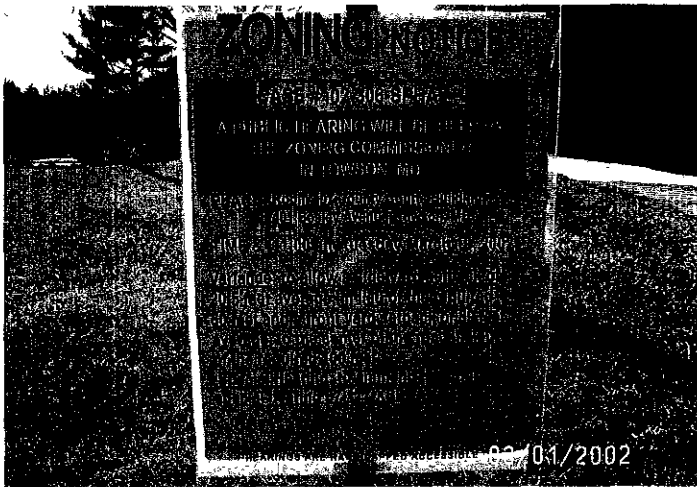
RE: CASE #02- 306-SPHA  
PETITIONER/DEVELOPER:  
Chestnut Ridge Volunteer Fire  
Company – Rick Yaffe  
DATE OF HEARING:  
March 19, 2002

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY  
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT



### LOCATION:

West side of Greenspring Avenue  
550' North of Hidden Glen Drive

DATE: 3/4/02

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD  
SUITE 100  
320 EAST TOWSONTOWN BLVD  
TOWSON, MARYLAND 21286  
410-823-4470 PHONE  
410-823-4473 FAX

POSTED ON : 3/1/02

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

#### For Newspaper Advertising:

Item Number or Case Number: 02-306-SPH A

Petitioner: The Chestnut Ridge Volunteer Fire Co

Address or Location: Same as Below

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rick Yaffe

Address: The Chestnut Ridge Volunteer Fire Co.

12020 Greenspring Avenue

Balto., MD

Telephone Number: \_\_\_\_\_

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 5, 2002 Issue – Jeffersonian

Please forward billing to:

Rick Yaffe  
The Chestnut Ridge Volunteer Fire Company  
12020 Greenspring Avenue  
Owings Mills MD 21117

410887-7781

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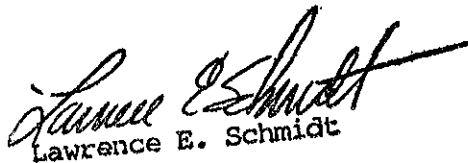
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-306-SPHA  
12020 Greenspring Avenue  
W/S Greenspring Avenue, 550' N centerline Hidden Glen Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Rick Yaffe

Variance to allow a side yard setback of 20.5 feet average, in lieu of the required average 50 feet and a front yard setback of 89 feet average, to the center of the road in lieu of the required 100 feet. Special Hearing to amend the prior special hearing 87-177-XSPHA.

HEARING: Tuesday, March 19, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

February 13, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-306-SPHA  
12020 Greenspring Avenue  
W/S Greenspring Avenue, 550' N centerline Hidden Glen Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
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Variance to allow a side yard setback of 20.5 feet average, in lieu of the required average 50 feet and a front yard setback of 89 feet average, to the center of the road in lieu of the required 100 feet. Special Hearing to amend the prior special hearing 87-177-XSPHA.

HEARING: Tuesday, March 19, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ  
Director

C: C. William Clark Esquire, Nolan Plumhoff & Williams, 502 Washington Avenue,  
Towson 21204  
Rick Yaffe, The Chestnut Ridge Volunteer Fire Company, 12020 Greenspring  
Avenue, Owings Mills 21117  
Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Boulevard,  
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 4, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 15, 2002

C. William Clark, Esquire  
Nolan Plumbhoff & Williams Chartered  
502 Washington Avenue  
Towson MD 21204

Dear Mr. Clark:

RE: Case Number: 02-306-SPHA, 12020 Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. G D Z  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: The Chestnut Ridge Volunteer Fire Company, Rick Yaffe 12020 Greenspring Avenue,  
Owings Mills 21117  
Gerhold Cross & Etzel Ltd, Brian Dietz, 320 E Towsontown Blvd, Towson 21286  
People's Counsel


Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** March 7, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item Nos. 293, 294, 295, 296, 297, 298,  
299, 300, 301, 304, 305, 306, 308,  
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 13, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, (506),  
307, 308, 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor TGT

DATE: March 11, 2002

SUBJECT: Zoning Item 306  
Address 12020 Green Spring Avenue

Zoning Advisory Committee Meeting of February 11, 2002

Prior to building permit approval the well and septic system will be evaluated by Ground Water Management. Soil evaluations will be required.

Reviewer: Sue Farinetti

Date: March 11, 2002

Sm  
3/19

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor TGT

DATE: March 14, 2002

SUBJECT: Zoning Item 306  
Address 12020 Greenspring Avenue

Zoning Advisory Committee Meeting of February 11, 2002

This project appears to need an application for a variance to the impervious cover requirements in the RC-4 zone (BCZR 1 A03.3).

Reviewer: Wally Lippincott

Date: March 14, 2002

3/19

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 15, 2002


**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

FEB 20


**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-306

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.12.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 306 TB R

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
12020 Greenspring Avenue, W/S Greenspring Ave,  
550' N of c/I Hidden Glen Dr  
8th Election District, 3rd Councilmanic


Legal Owner: Chestnut Ridge Volunteer Fire Company  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-306-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

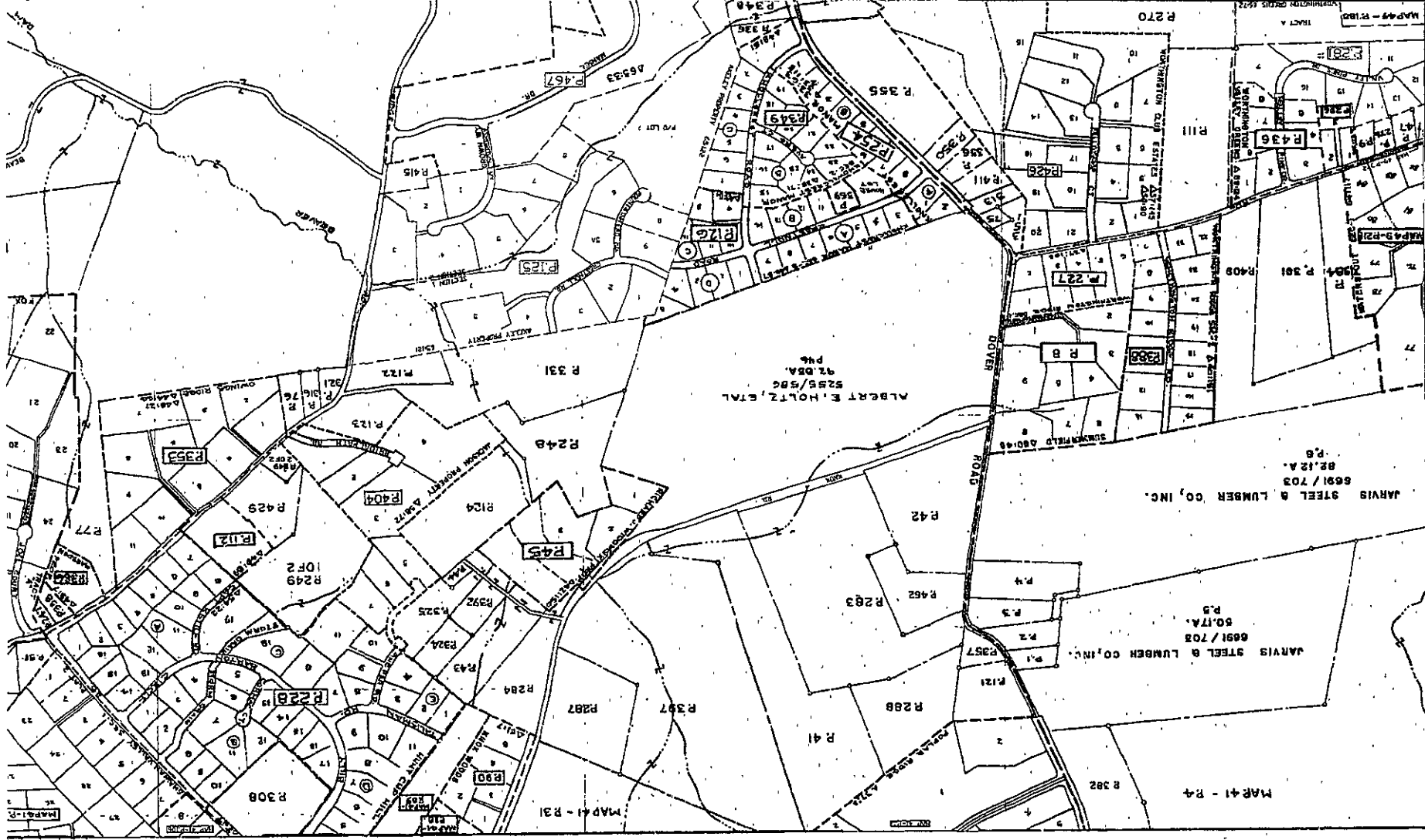
  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plunhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLYPETITIONER(S) SIGN-IN SHEETNAMEADDRESSSTEPHEN BURDETUS1500 HARBOR RD KENNESAW OH 44234DAN UDDERME12020 Greenspring Ave Owings Mills, MD 21117BRUCE E. JOAK - GERHOLD CROSS & ETZEL 320 E. TOWSON TOWN BLVD TOWSON MD 21286HARRY KAKEL12006 BOXER HILL RD. COCKEYSVILLE, MD. 21030LEE BARNSTON7 BRIDLEWIND CT OWINGS MILLS, MD 21117C. WILLIAM CLARK502 WASHINGTON AVE TOWSON MD 21204







11. Golf driving ranges, miniature-golf ranges, or baseball-batting ranges.
12. Helistops.
13. Marinas.
14. Public-utility uses not permitted as of right.
15. Residential art salons (see Section 402C).
16. Riding stables (commercial or noncommercial).
17. Sanitary landfills (see Section 412).
18. Shooting ranges.
19. Volunteer-fire-company facilities.
20. Wireless transmitting and receiving structures, except that a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio operator's license issued by the Federal Communications Commission shall be considered an accessory structure or, if attached to another structure, an accessory use, and, as such, is permitted without a special exception, provided: (a) that if it is an accessory structure, it shall be subject to the provisions of Section 400; (b) that if it is a rigid-structure antenna, it shall be no higher than 100 feet or the horizontal distance to the nearest property line, whichever is less, above grade level, and no supporting structure thereof shall be closer than 50 feet to any property line; and, further, (c) that it does not extend closer to the street on which the lot fronts than the front building line
21. Large-scale unit developments, as provided in Section 430

1A00.3—Height and Area Regulations. [Bill No. 100, 1970.]

A. Height. No structure in an R.D.P. zone shall exceed a height of 35 feet, except as otherwise specifically provided in these Zoning Regulations (see Section 300). [Bill No. 100, 1970.]

B. Area Regulations. [Bill No. 100, 1970.]

1. Lot Area. No lot less than 1 acre in net area shall be hereafter created in an R.D.P. zone, subject to attaining percolation tests satisfactory to the Baltimore County Department of Health and conforming to the applicable health requirements. [Bill No. 100, 1970.]
2. Minimum Linear Dimension. Except as otherwise provided in Subparagraph 3, below, the minimum linear dimension of any lot hereafter created in an R.D.P. zone shall be 150 feet. For the purposes of these regulations, the minimum linear dimension of any lot shall be the diameter of the largest circle in a horizontal plane which may be inscribed within the lot boundaries. [Bill No. 100, 1970.]
3. The minimum distance between any building in an R.D.P. zone and any lot line other than a street line shall be 50 feet; the minimum distance between the building and the center line of any street shall be 75 feet. [Bill No. 100, 1970.]

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Volunteer Fire Company

I, or we, The Chestnut Ridge, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1204.2B3. To permit a side setback of

27 feet instead of the required 50 feet.

Existing Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (to permit a side line setback of twenty-seven (27) feet instead of the required fifty (50) feet. Expansion of existing Volunteer Fire Company facilities requires that a building to be constructed be located 27 feet from the northernmost property line due to the location and construction of the existing building and property contours as well as location of existing and proposed parking, and practical difficulty and undue hardship would result from the placement of the expanded facilities on any other portion of the subject property.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

The Chestnut Ridge Volunteer Fire Company

By Thomas E. Ryan  
Thomas E. Ryan Legal Owner  
President  
Address 12020 Greenapple Avenue

Owings Mills, MD. 21117

Contract purchaser

David R. Brown

Petitioner's Attorney

489 Washington Avenue

Address KENNESAW, MARYLAND 21204

Protestant's Attorney

Ordered By The Zoning Commissioner of Baltimore County, this 26th day

of December 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 6th day December 1967 at 10:30 clock

[Signature]  
Zoning Commissioner of Baltimore County

(over)

## PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Fire Company

I, or we, Chestnut Ridge Volunteer Fire Company, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500. of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the original Special Exception granted by the Deputy Zoning Commissioner of Baltimore County by Order

dated November 29, 1956 (Case No. 3985A) to provide for additions to

the existing Engine Room and Social Hall.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

The Chestnut Ridge Volunteer Fire Company

By Thomas E. Ryan  
Thomas E. Ryan Legal Owner  
President

Address

Address

Contract Purchaser

DAVID R. BROWN

Petitioner's Attorney

489 Washington Avenue

Address Towson, Maryland 21204

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 26th

day of December 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of December 1967 at 10:30 clock A.M.

[Signature]

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE

December 19, 1976  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

The above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

a Variance to permit a side yard setback of 27 feet in lieu of the required 50 feet should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 day of December, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve an amendment to the original Special Exception, Granted in Case No. 3988-XA, to provide for additions to the existing Engine Room and Social Hall should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 day of December, 1976, that the herein Petition for the aforementioned Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

14. Residential art salons (subject to the provisions of Section 402C). [Bill No. 98, 1975.]
15. Standard restaurants or tea rooms, converted from dwellings or other buildings as provided in Subsection 402.3. [Bills No. 98, 1975; No. 110, 1993.]
16. Riding stables (commercial or non-commercial). [Bill No. 98, 1975.]
17. Sanitary or rubble landfills (see Section 412). [Bills No. 98, 1975; No. 97, 1987.]
18. Schools, not permitted as of right. [Bill No. 98, 1975.]
19. Trailers (subject to the provisions of Section 415.1D). [Bill No. 98, 1975.]
20. Volunteer fire company or ambulance-rescue facilities. [Bill No. 98, 1975.]
21. Wireless transmitting and receiving structures, except that a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio operator's license issued by the Federal Communications Commission shall be considered an accessory structure, or, if attached to another structure, an accessory use, and, as such, is permitted without a special exception, provided: (a) that if it is an accessory structure, it shall be subject to the provisions of Section 400; (b) that if it is a rigid-structure antenna, it shall be no higher than 100 feet or the horizontal distance to the nearest property line, whichever is less, above grade level, and no supporting structure thereof shall be closer than 50 feet to any property line; and, further, (c) that it does not extend closer to the street on which the lot fronts than the front building line. [Bill No. 98, 1975.]

1A04.3--Height and area regulations. [Bill No. 98, 1975.]

- A. Height regulation. No structure hereafter erected in an R.C. 5 zone shall exceed a height of 35 feet, except as provided under Section 300. [Bill No. 98, 1975.]
- B. Area regulations. [Bill No. 98, 1975.]

Pet Ex 9

1. Lot area; density control. A lot having an area of less than 1 acre may not be created in an R.C. 5 zone. The maximum gross residential density of a lot of record is 0.667 dwellings per acre. [Bill No. 98, 1975; No. 178, 1979.]
- [2. Minimum diametral dimension. Deleted by Bill No. 178, 1979.]
3. Building setbacks. Any principal building hereafter constructed in an R.C.5 zone shall be situated at least 75 feet from the centerline of any street and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 5, below. [Bill No. 98, 1985.]
4. Coverage. No more than 15 per cent of any lot in an R.C. 5 zone may be covered by buildings, except as otherwise provided in Paragraph 5, below. [Bill No. 98, 1975.]
5. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the Land Records of Baltimore County with the approval of the Baltimore County Office of Planning and Zoning on or before the effective date of these zoning regulations and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone may be approved for residential development in accordance with the standards prescribed in force at the time of the lot recordation. [Bill No. 98, 1975.]
6. Dwellings per lot. No more than one dwelling is permitted on any lot in an R.C.5 zone. But not excluding additional dwellings for bona fide tenant farmers. [Bill No. 98, 1975.]

1A04.4--Life care or continuing care facilities--special provisions. [Bill No. 6, 1984.]

- A. Notwithstanding contrary provisions contained in these regulations, life care or continuing care facilities are subject to the following provisions: [Bill No. 6, 1984.]
  1. May only be located on a site containing a minimum of 450 acres. To obtain the required acreage, property zoned R.C.2 may be combined with property zoned R.C.5. The entire building envelope of the facility must be located in the R.C.5 portion of the tract and the building envelope is



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

*Pet Ex 10*

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

December 3, 1986

Steven J. Nolan, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petitions - Special Exception  
Special Hearing and Variances  
SW/S of Greenspring Avenue,  
1125' SE of the c/l of  
Ridge Road  
4th Election District  
Case No. 87-177-XSPHA

Dear Mr. Nolan:

Enclosed please find a copy of the decision rendered on the above-referenced Petitions. Your request for a special exception, special hearing and zoning variances has been granted, subject to the restrictions as noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. George A. Cross, Jr., President, The Chestnut Ridge Volunteer Fire Co.  
12020 Greenspring Ave., Owings Mills, Md. 21117

Ms. Kathryn M. Condello, Mgr., Washington/Baltimore Cellular Telephone Co.  
7855 Walker Drive, Greenbelt, Md. 20770

Ms. Wilfred G. Keir  
11812 Greenspring Ave., Owings Mills, Md. 21117

Ms. Camille Blackburn, Owings Mills Times  
409 Washington Avenue, 5th Floor, Towson, Md. 21204

Mr. Tim Boyle, Community Times,  
P.O. Box 247, Reisterstown, Md. 21136

People's Counsel

IN RE: PETITIONS - SPECIAL EXCEPTION, \*  
SPECIAL HEARING, AND VARIANCE \*  
SW/S of Greenspring Ave., \*  
1125' SE of the c/l of Ridge Rd. \*  
4th Election District \*

The Chestnut Ridge Volunteer \*  
Fire Company, \*

Petitioner \*

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-177-XSPHA

\* \* \* \* \*

The Petitioner herein requests a special exception to permit a wireless transmitting and receiving structure; a special hearing to determine whether or not approval should be granted to amend the special exception permitted in Case Nos. 3988 and 77-104-ASPH by reducing the area of the original special exception to 2.17 acres in lieu of the original 2.50 acres; and variances to permit a setback of 35 feet from the nearest property line in lieu of the required 300 feet and to permit a lot size of 0.229 acres in lieu of the required minimum lot size of 5 acres.

At the onset of the hearing, Counsel for the Petitioner moved to amend the instant Petition to request a variance from Section 1A04.3A of the Baltimore County Zoning Regulations (BCZR) to permit the structure to be 150' in height in lieu of the permitted 35'. That height was indicated on the plan submitted with the original petition. The motion was granted.

On behalf of the Petitioner, the surveyor submitted a modified plan, prepared by Gerhold, Cross & Etzel, revised October 27, 1986 and identified as Petitioner's Exhibit 1, and testified that the Chestnut Ridge Volunteer Fire Company owns and utilizes the front portion of 2.5 acres. The Petitioner intends to provide 10,000 sq.ft. of leased area at the rear property line and a 10-foot access easement to the Washington/Baltimore Cellular One Telephone Company. The National Guard owns and uses 8.6 acres to the north of the property; to the south there is a field and to the west there are woods and a pasture. The site also has woods along the western boundary line as well as along part of the northern property line.

The construction manager testified that Cellular One would have preferred a lattice type tower, but for the sake of aesthetics and visibility, the tower will be a galvanized zinc, self-supporting monopole, painted a light, sky blue. The tower will be set in a hole 30 feet deep in approximately 32 yards of cured concrete. The platform at the top will have a 9-foot wide face. The tower will exceed EIA standards, i.e., it will be built to withstand 100 mile winds and for 40 lb. loading with 1/2 inch of ice. In addition to an employee being on site for 1 to 2 hours every second week and two inspections each year for rust, lightning, bolt conditions, etc., there will be a structural inspection once a year. The 12' x 24' x approximately 10' high building will be a prefabricated structure of steel skin with a tan layer of pressed stone to minimize the noise level. The black vinyl-clad, chain link security fence will be 8 feet high with three strands of barbed wire. Upon cross examination, the construction manager conceded that the barbed wire would be "useless." The monopole will be set in place in one piece within one day. All construction will be completed within five (5) days. Landscaping will be provided and maintained.

The representative for the Fire Company testified that the existing building is a fire station, not a fire hall. On top of the firehouse are a siren and two antennae. The fire Company has approved the installation of landscaping outside the leased area so long as it does not interfere with the helicopter landing site.

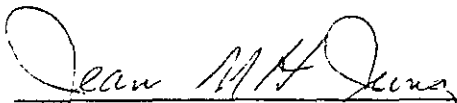
A landscape architect and land planner testified that landscaping, a minimum of approximately 14 feet high within 5 years, would screen the operation from all directions except the access road. A neighbor, vice president of the Chestnut Ridge Improvement Association, has agreed to assist in staking the location for plantings.

An environmental planner submitted the Environmental Impact Assessment, prepared by Versar, Inc., Hazard Evaluation Division, and marked Petitioner's Exhibit 6. His testimony indicated that neither the tower nor its light



Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3<sup>rd</sup> day of December 1986, that the herein request for a special exception to permit a wireless transmitting and receiving structure at the subject site; a special hearing to amend the special exception granted in Case Nos. 3988 and 77-104-ASPH by reducing the area to 2.17 Acres; and variances to permit a tower of 150' in height, a setback of 35 feet from the nearest property line, and a lot size of 0.229 acres, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions:

- 1) Strict compliance with all requirements of Section 502.7 of the BCZR.
- 2) The maximum height of the tower shall not exceed 150 feet.
- 3) The landscaping plan shall provide for screening the tower and building from all directions except the access road to a minimum of 14 feet within 5 years. The landscaping, including that in the vicinity but outside the leased area, shall be maintained.
- 4) The fence shall be black vinyl-clad, chain link and shall not have barbed wire.
- 5) There shall be no step bolts on the tower below 20 feet. The tower shall be painted sky blue and repainted as necessary to be maintained in visibly good condition.
- 6) No lights shall be installed on the tower except as requested by the Maryland State Police and as required by the Federal Aviation Administration.
- 7) EIA standards shall be met and exceeded as described above.
- 8) Cellular One shall not propose any other communication tower within the area of concern defined by Valleys Planning Council, i.e., within the geographical area of approximately 75 square miles, bounded by the Baltimore-Harrisburg Expressway on the east, the Western Maryland Railroad on the west, the Baltimore Beltway on the south, and on the north, generally, by an arc between Glyndon on the west and the interchange of the Harrisburg Expressway and Belfast Road on the east.

  
Deputy Zoning Commissioner  
of Baltimore County



























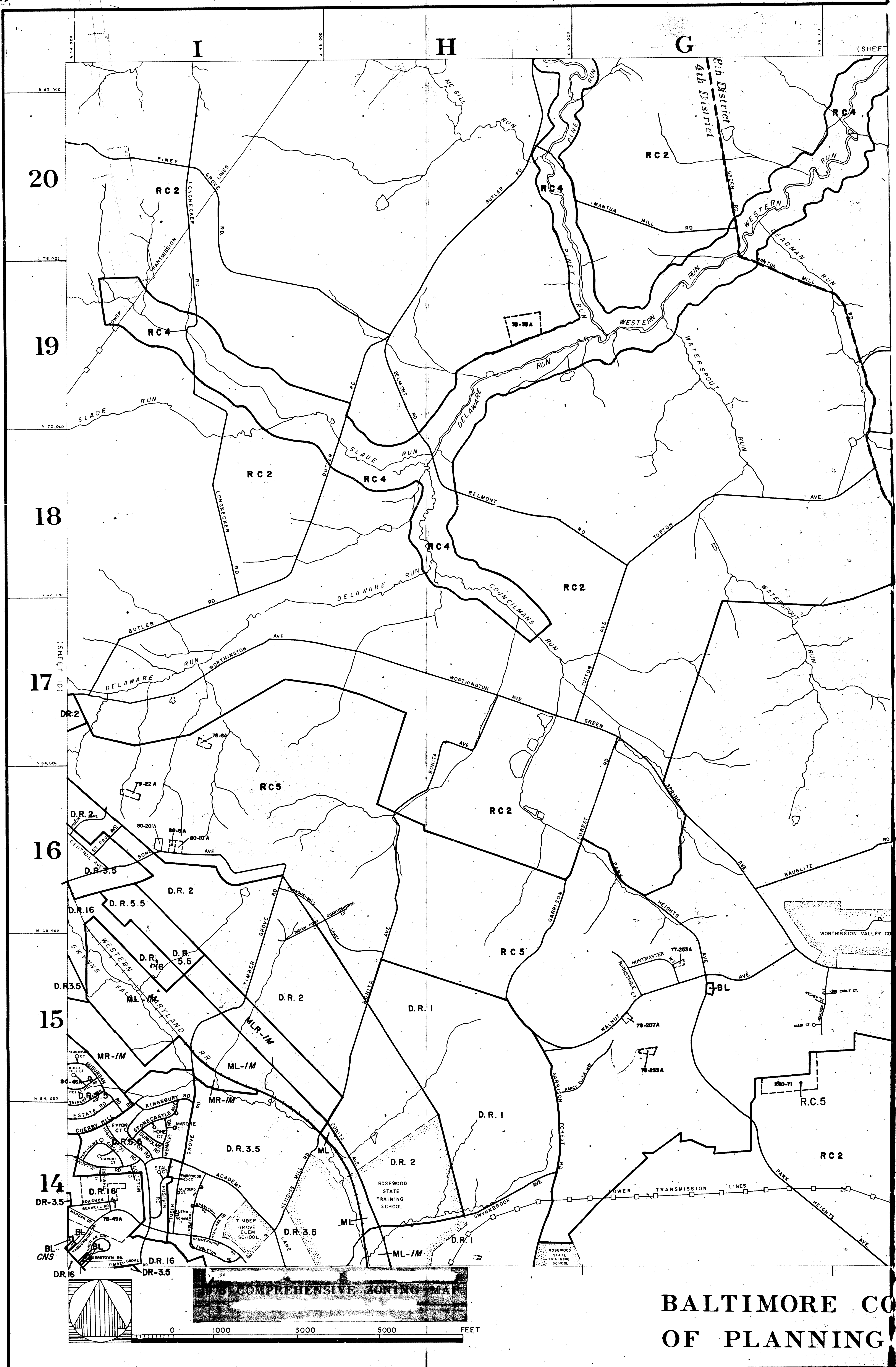




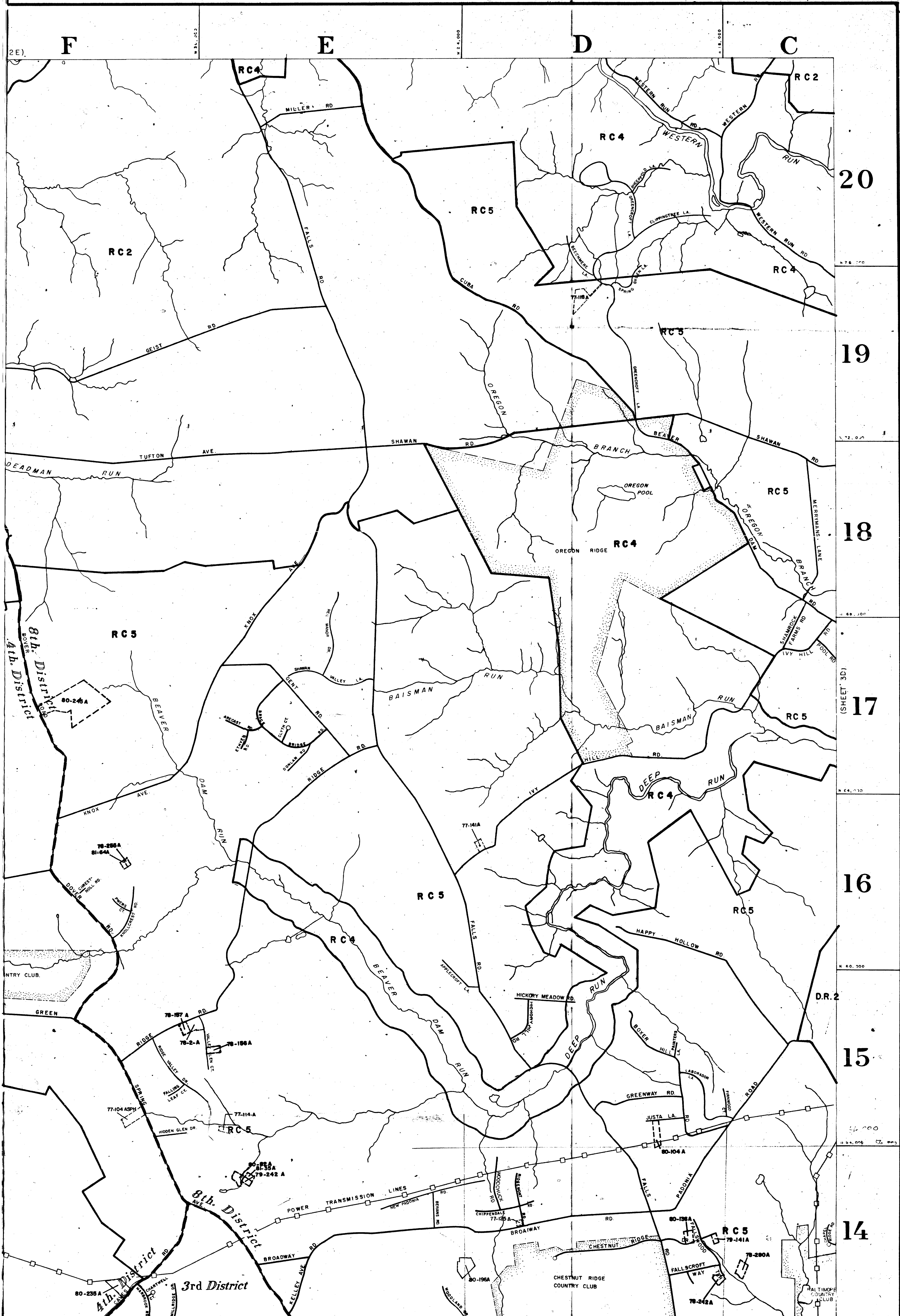












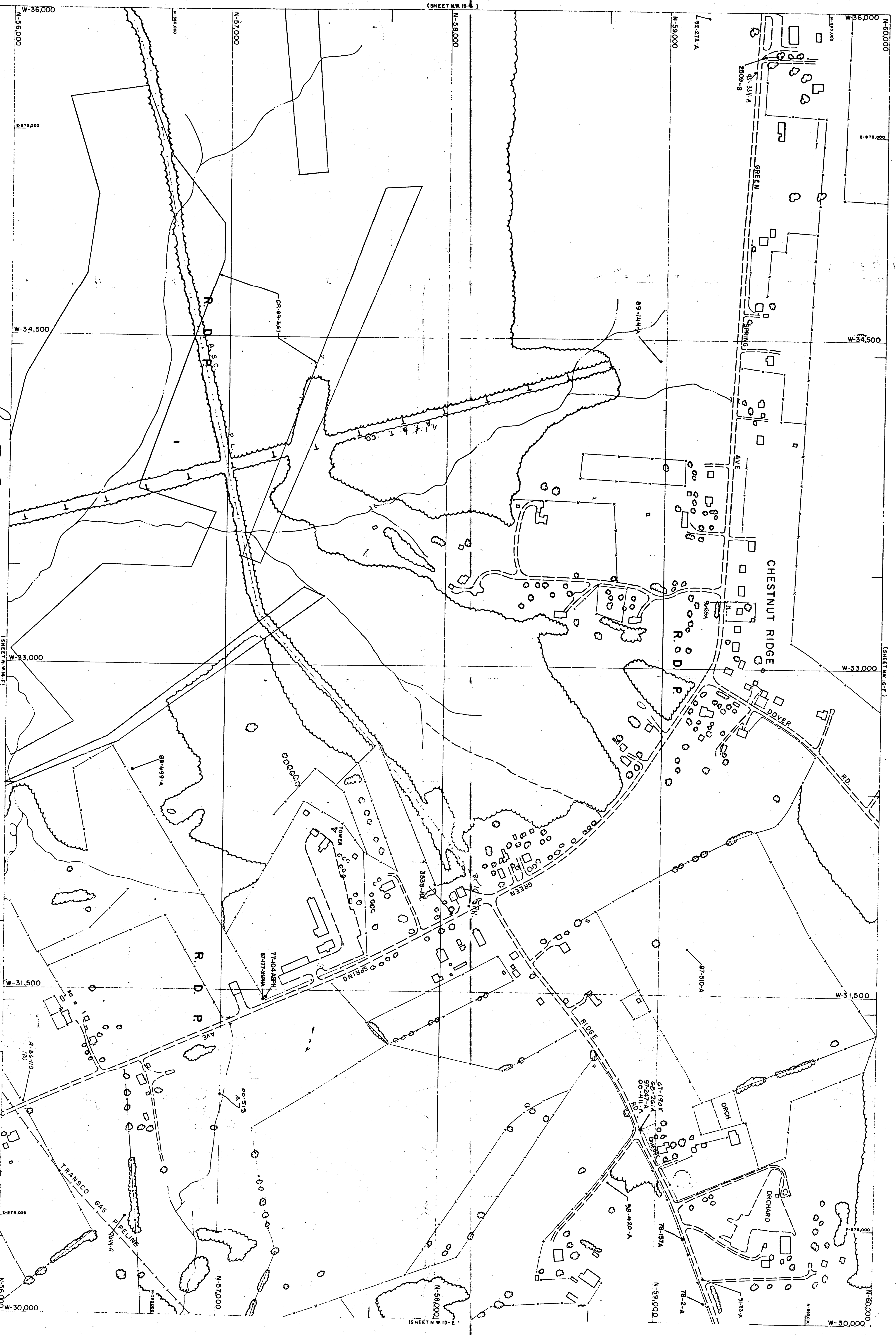
(SHEET 2C)  
COUNTY OFFICE  
AND ZONING

*Pet 68*

WORTHINGTON - SHAWAN  
BALTIMORE COUNTY BASE MAP SERIES

REVISED DATE	
MAY '68	
FEB '66	
AUG '67	
SEPT '68	
MAY '70	
FEB '73	
FEB '74	

2D



ADOPTED BY THE  
BALTIMORE COUNTY COUNCIL  
MARCH 24, 1971  
BY BILLS NOS. 28, 29, 30, 31, and 32.

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY, MARYLAND  
OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	CHESTNUT RIDGE	N. W.
Compiled by Photogrammetric Methods				15 - F
MAPS INCORPORATED - BALTIMORE 22, MARYLAND				



Parking Calculations

10 EMPLOYEES FOR THE LARGEST SHIFT  
MINIMUM NUMBER OF PARKING SPACES PROVIDED = 31

Legend

- BUILDING
- CHAIN-LINK FENCE
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UTILITY POLE
- LIGHT POLE

General Notes

- OWNER: CHESTNUT RIDGE VOLUNTEER FIRE COMPANY  
12220 GREENSPRING AVENUE  
OWINGS MILLS MD 21117
- TAX ACCOUNT NO. 0408024500
- TITLE DEED LIBER 61.B. NO. 3034 FOLIO 443
- THE PROPERTY IS ZONED RC-3 AND RC-4
- 300' SCALE ZONING MAP NO. 1N1 IS F.
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED,  
A BOUNDARY HAS NOT BEEN PERFORMED BY GERHOLD CROSS & ETZEL LTD.
- CELESTIAL TRACT 4038.01 ADD. MAP & GRID 11-E-10  
SCHOOL DISTRICT 144 REGIONAL PLANNING DISTRICT 33A
- THIS SITE IS SERVED BY WELL AND SEPTIC.
- THE CONTOURS AND OFFSITE FEATURES SHOWN HEREON WERE TAKEN  
FROM BALTIMORE COUNTY GIS TILE SOCA-3.
- PRIOR ZONING CASE:  
3948-X SPECIAL EXCEPTION TO USE THE PROPERTY AS A VOLUNTEER FIRE COMPANY.  
GRANTED NOVEMBER 24, 1986
- TH-104-ASPH. AMEND THE SPECIAL EXCEPTION IN 3948-XA TO PROVIDE FOR ADDITIONAL  
VARIANCES TO PERMIT A SIDE YARD SETBACK OF 21' IN LIEU OF THE REQUIRED 30'.  
BOTH GRANTED DECEMBER 10, 1976
- 81-TT-ASPH. SPECIAL EXCEPTION TO PERMIT A WIRELESS TRANSMITTING AND RECEIVING  
ANTENNA TO BE LOCATED ON THE PROPERTY AND TO BE USED FOR THE PURPOSES OF THE  
TOWER OF 180' IN HEIGHT A SETBACK OF 55' FROM THE NEAREST PROPERTY LINE AND  
A LOT SIZE OF 0.251 AC. GRANTED DECEMBER 3, 1986.

Petition

SPECIAL HEARING to amend the prior Special Hearings TH-104-ASPH and 81-TT-ASPH  
VARIANCES to Section 1A03.4.3.2 to allow a side yard setback of 20.9% in lieu of the  
required 30' and a front yard setback of 24' to the center of the road in lieu of the  
required 100'

Plan to Accompany Paragraph 5

PLAN TO ACCOMPANY A PETITION  
FOR A SPECIAL HEARING AND A  
VARIANCE

OF THE

THE CHESTNUT RIDGE  
VOLUNTEER FIRE COMPANY

12020 GREENSPRING AVENUE  
Tax Map 50; Grid 20; Parcel 279  
8th ELECTION DISTRICT  
3rd COUNCILMANIC DISTRICT  
SCALE: 1"=30' DATE: JULY 18, 2001

GERHOLD, CROSS & ETZEL, LTD  
REGISTERED PROFESSIONAL LAND SURVEYORS  
Suite 100  
320 East Towsontown Boulevard  
Towson, Maryland 21206  
(410) 823-4470

COPYRIGHT 2002 BY GERHOLD, CROSS & ETZEL, LTD.

THIS PLAN IS PREPARED WITHOUT THE NECESSARY  
PERMISSION OF GERHOLD, CROSS & ETZEL, LTD.

ADD PROPOSED PARKING  
ADD PROPOSED ADDITION

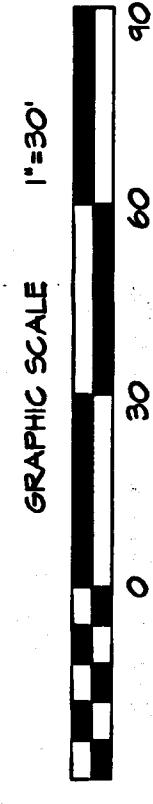
REVISION

DATE

12-17-01  
11-08-01

TECHNICAL BUREAU

FILE NAME: K:\CHESTNUT\FireComp.p



Parking Calculations

10 EMPLOYEES FOR THE LARGEST SHIFT  
MINIMUM NUMBER OF PARKING SPACES PROVIDED = 51

Legend

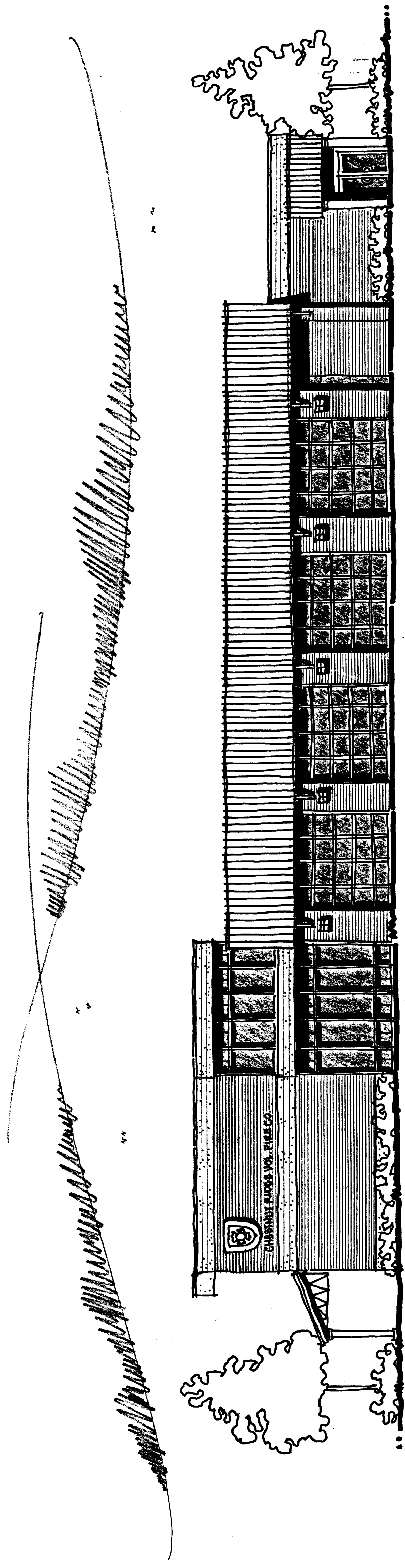
- BUILDING
- CHAIN-LINK FENCE
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UTILITY POLE
- LIGHT POLE

VICINITY PLAN  
SCALE: 1" = 100'

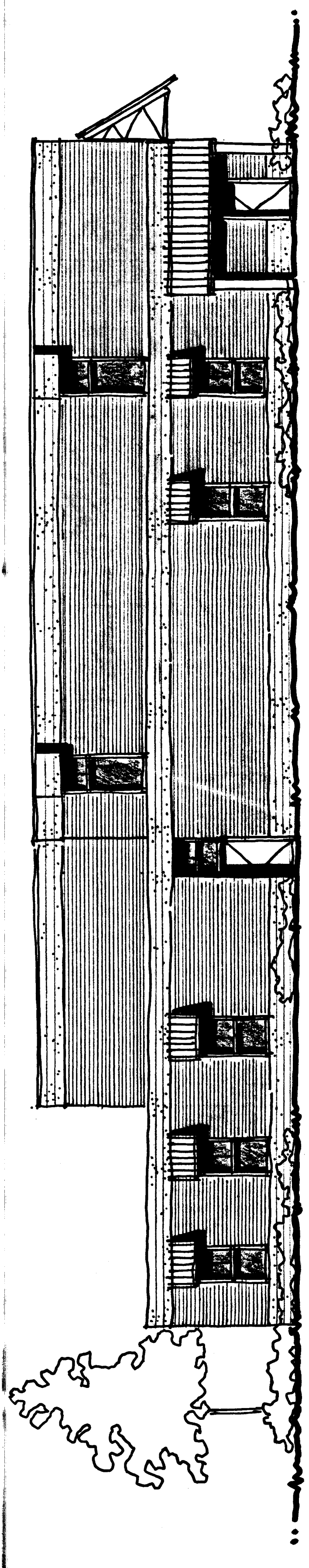
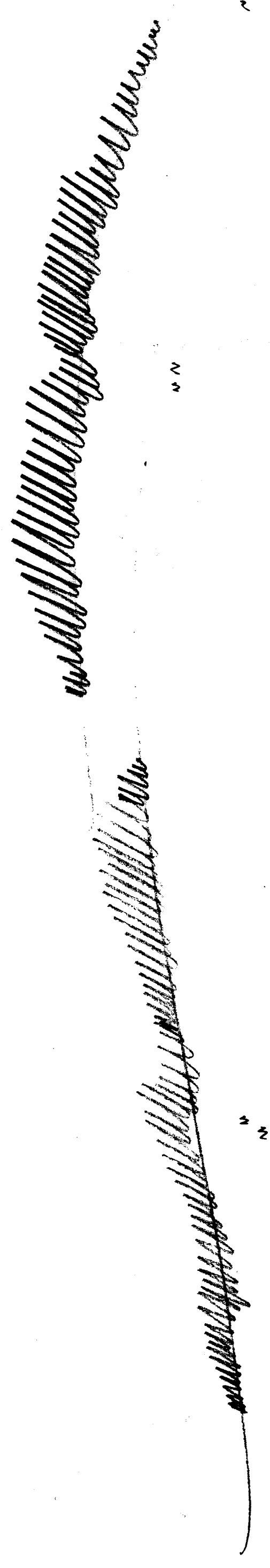
General Notes

- OWNER: CHESTNUT RIDGE VOLUNTEER FIRE COMPANY  
12020 GREENSPRING AVENUE  
OWINGS MILLS MD, 21117
- TAX ACCOUNT NO. 0408024800
- TITLE DEED LIBER S.L.B. NO. 3006, FOLIO 465
- THE PROPERTY IS ZONED RC-3 AND RC-4
- 200' SCALE ZONING MAP NO. 11118 F.
- THE BOARDMAN SHOW HEREON IS FROM THE TITLE USED FOR THE PROPOSED PROJECT, ETZEL LTD.
- ADJ. LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 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